

**CHARTER TOWNSHIP OF BANGOR  
ZONING BOARD OF APPEALS**

**MINUTES OF JULY 21, 2020 MEETING**

A regular meeting of the Charter Township of Bangor Zoning Board of Appeals was held on the 21<sup>st</sup> day of July, 2020 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Banaszak, Clements, Covaleski, DeShano, Sheriff

MEMBER(S) ABSENT: None

Ms. Covaleski called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

**The first item on the agenda was approval of minutes of the June 16, 2020 regular meeting.** *Mr. Banaszak moved to approve the minutes of the regular meeting. Ms. DeShano seconded the motion. Five (5) ayes, no (0) nays. The motion passed.*

**A petition was filed by Dobson Family for property at 3727 Wilder Road (0901000830030500) which is on the North side of Wilder between Euclid and State Park Drive for the purpose of a 23.3' rear yard variance to be 16.7' (40' is required) and a side yard variance of 7.5' to be 12.5 (20' is required) to split off property and create a legal non-conforming lot. Parcel is zoned Commercial-2**

Ms. Covaleski commented that Building Official Mark stated the side yard variance was not necessary.

Gretchen Witherspoon represented the request. She stated the Dobson family owns the entire parcel. Rightway would like to split the property and purchase it. Ms. Witherspoon added they wanted to make sure the building could be rebuilt if anything happened to it.

Ms. Covaleski asked if there would be more splits. Ms. Witherspoon stated there would but it will be a process. This is the first split.

The Bay County Road Commission wrote they have no objection to the petition. Per the request, there is no work being performed within the road right-of-way or on the existing commercial access to Wilder Road. This request appears to be only for a parcel split.

There was no one in the audience for or against the request.

Mr. Banaszak stated this is a large parcel and pieces will need to be split off.

*Mr. Sheriff moved to approve the petition filed by Dobson Family for property at 3727 Wilder Road which is on the North side of Wilder between Euclid and State Park Drive for the purpose of a 23.3' rear yard variance to be 16.7' (40' is required) and a side yard variance of 7.5' to be 12.5 (20' is required) to split off property and create a legal non-conforming lot. The variance is the only way to create a legal lot. Ms. Clements seconded the motion. A roll call vote was taken. Covaleski-aye, Banaszak-aye, Clements-aye, DeShano-aye, Sheriff-aye. Five (5) ayes, no (0) nays. The motion passed.*

**The next item was a petition filed by Cornerstone Baptist Church for property at 3687 N. Euclid (0901000810001500) which is on the West side of Euclid between Huron Road and Old Kawkawlin for the purpose of a 9' variance to be 1' (10' is required) for a sign. Parcel is zoned Commercial-2 and Residential.**

Bruce Sevenser presented the request. He stated the proposed sign would be 6' wide by 7'9" tall. The sign would be lighted and of good quality. The placement would be in the center of the front of the church. The two existing signs would be taken down.

Ms. Covaleski asked about the proposed multi-purpose room. Mr. Sevener stated the room existing.

The Board agreed the two existing signs needed to be removed.

The Bay County Road Commission wrote they have no comment on the petition. The location of the work is along a MDOT trunkline (M-247) and not under the jurisdiction of the BCRC. The petitioner should contact the MDOT to determine if they have any requirements regarding signage.

As long as the sign is on private property and only displays messages for the property then MDOT has no comments.

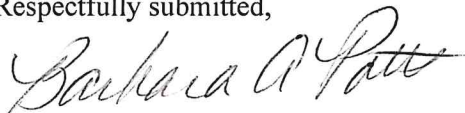
There was no one in the audience for or against the request.

Ms. Covaleski stated this would be a big improvement.

*Ms. DeShano moved to approve the petition filed by Cornerstone Baptist Church for property at 3687 N. Euclid which is on the West side of Euclid between Huron Road and Old Kawkawlin for the purpose of a 9' variance to be 1' (10' is required) for a sign. Ms. Covaleski seconded the motion. A roll call vote was taken. Clements-aye, DeShano-aye, Sheriff-aye, Covaleski-aye, Banaszak-aye. Five (5) ayes, no (0) nays. The motion passed and the applicant has six months to pull a building permit or the variance is null and void.*

Having no other business before the Board, Mr. Banaszak moved to adjourn the meeting. Mr. Sheriff seconded the motion. Five (5) ayes, no (0) nays. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Barbara A. Potts  
Zoning Board of Appeals Coordinator